



# Middle Housing Code Update

Public Open House  
December 15, 2020

# Welcome!

## AGENDA

- Project overview
- Middle housing background
- Zoning for middle housing in Newberg
- Ways to engage

# Project Objectives

- Build on the momentum of the HNA
- Provide opportunities for middle housing options to help address Newberg's housing needs
- Comply with House Bill 2001

# Project Schedule

## Middle Housing Code Update September 2020 – June 2021

Newberg Middle Housing Code Assistance Project Schedule	2020					2021					
	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Task 1. Project Kick-Off	●										
Task 2. Code Assessment and Code Concepts				★ ★	■						
Task 3. Draft Code Update						★	★ ■				
Task 4. Final Code Update								★ ◆			◆
Task 5. Adoption - Duplexes									◇	◇	
Task 6. Adoption - Other Middle Housing (Optional)*											

- Project Kick-off ●
- CAC Meeting (5) ★
- Public Workshop (2) ■
- Joint Work Sessions (2) ◆
- Planning Commission/City Council Business Sessions ◇
- \*TBD

# Project Outcomes

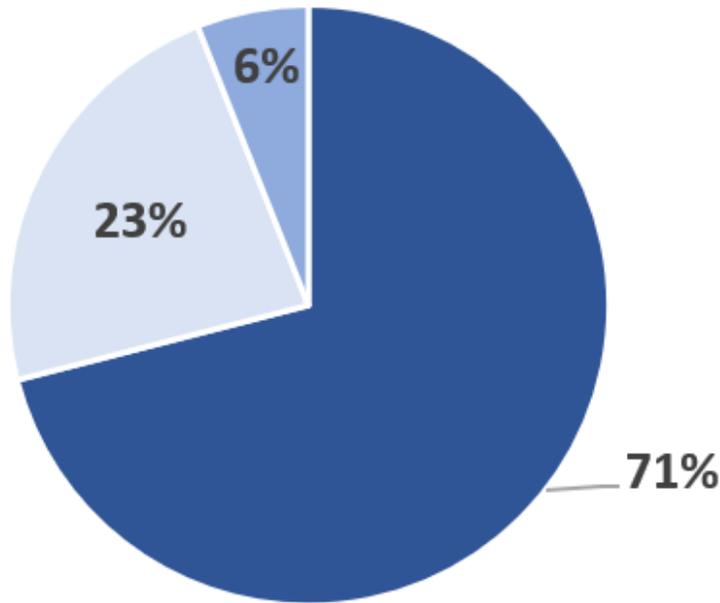
- Adoption of duplex code provisions by June 2021
- Draft code provisions for other middle housing types by Fall 2021
  - To be adopted by the City separately

# HNA Findings

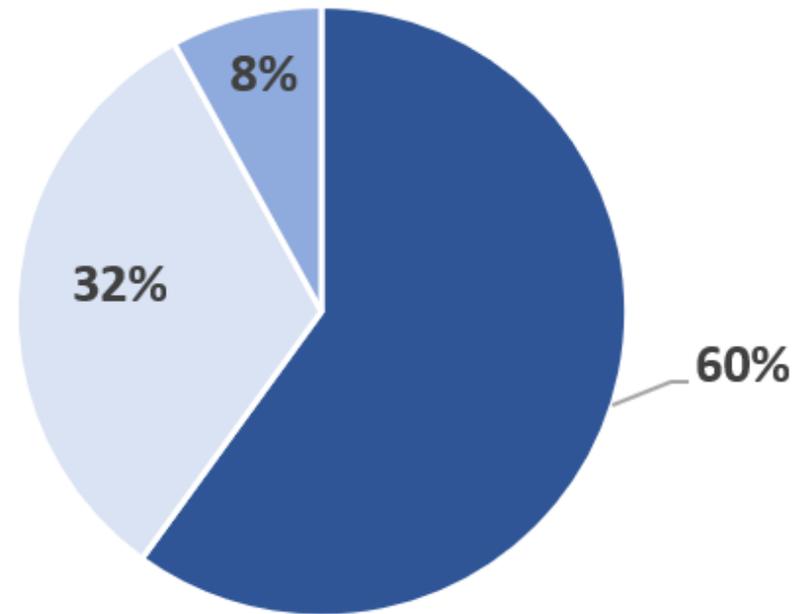
- Housing is expensive: 38% of Newberg households are cost burdened (*housing costs >30%*), including 56% of renters
- Households are smaller: 57% of households are 1-2 people
- Future housing, on average, needs to be smaller and more diverse

# Housing Mix

## Current



## New Housing Forecast



■ Single-Family Detached   ■ Single-Family Attached   ■ Multifamily

# Housing Need (2020-2040)

Exhibit 49. Forecast of Demand for New Dwelling Units by type, Newberg UGB, 2020 to 2040

Variable	Needed Mix
<b>Needed new dwelling units (2020-2040)</b>	<b>4,035</b>
Dwelling units by structure type	
Single-family detached	
Percent single-family detached DU	60%
<b><i>equals</i> Total new single-family detached DU</b>	<b>2,421</b>
Single-family attached	
Percent single-family attached DU	8%
<b><i>equals</i> Total new single-family attached DU</b>	<b>323</b>
Multifamily	
Percent multifamily	32%
<b>Total new multifamily</b>	<b>1,291</b>
<b><i>equals</i> Total new dwelling units (2020-2040)</b>	<b>4,035</b>

Source: Calculations by ECONorthwest.

# MIDDLE HOUSING BACKGROUND

# Middle Housing

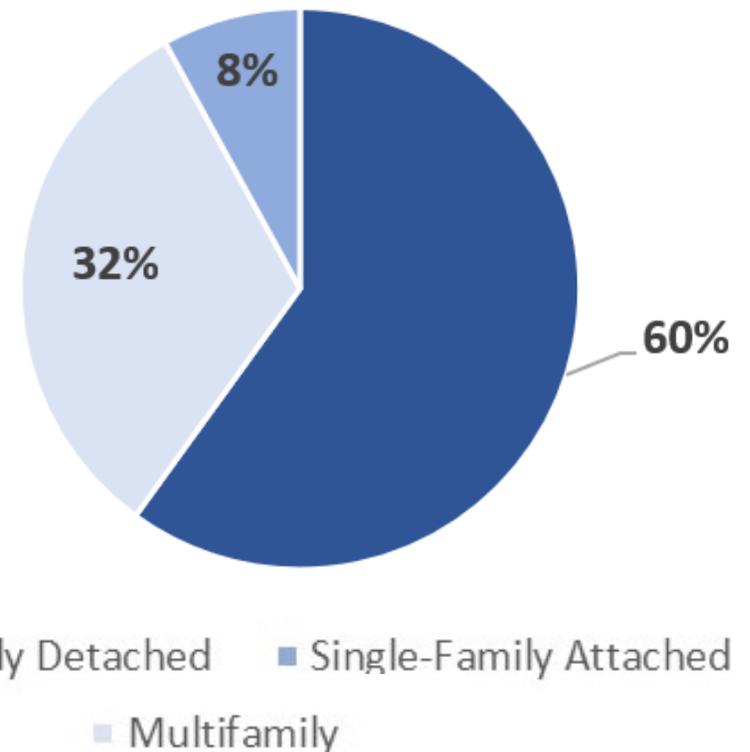
- Traditional alternative to single-family detached and multifamily apartments
- Smaller in scale and less expensive
- “Missing” for past 75 years



# Old Ideas, New Housing

- Opportunity to meet part of Newberg's housing needs
- Need to remove barriers starting with low-density residential zoning requirements

## Housing Needs



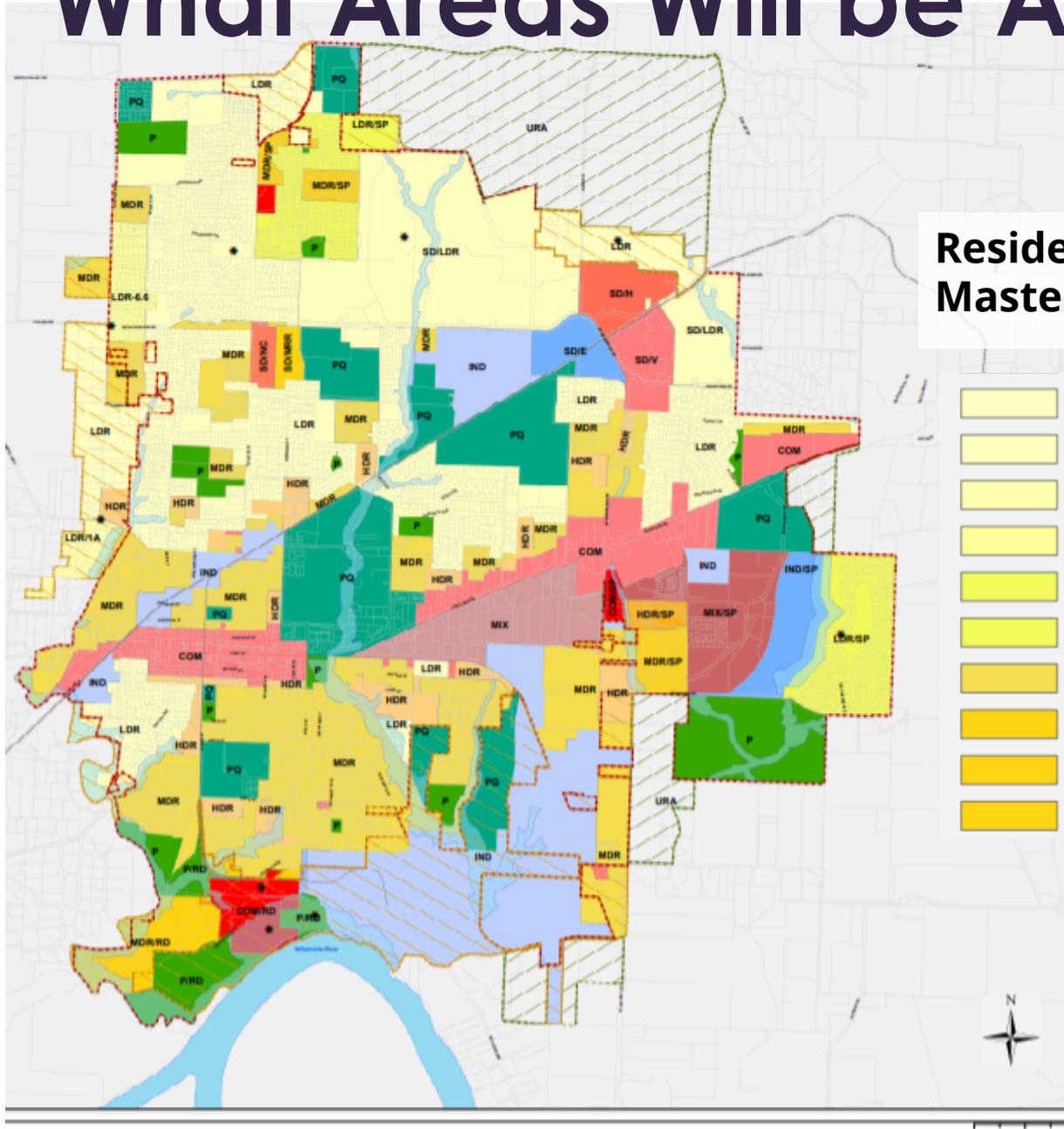
# House Bill 2001

- Duplexes on all lots where SFDDs are allowed
  - All cities over 10,000 people
- Triplexes, quadplexes, townhouses and cottage clusters in areas where SFDDs are allowed
  - Cities over 25,000 people

# What Are We Planning For?

- Duplexes, triplexes, quadplexes, townhouses and cottage clusters in zones where SFDDs are permitted
- New construction or additions/conversion of existing buildings
- In existing and new neighborhoods
- Excludes: Historic landmarks, stream corridor, floodplains, Willamette Valley Greenway, mixed use

# What Areas Will be Affected?



**Residential areas, including Master Plan areas:**

- LDR Low Density Residential
- SD/LDR Springbrook District - Low Density Residential
- LDR/1A
- LDR-6.6 Low Density Residential 6.6 d.u./ac
- LDR/RD Low Density Residential Riverfront
- LDR/SP Specific Plan
- MDR Medium Density Residential
- MDR/RD Medium Density Residential Riverfront
- SD/MRR Springbrook District - Mid-Rise Residential
- MDR/SP Specific Plan

# What Scale and Pace of Development Will We See?



- Incremental growth expected
- Consider:
  - Newberg's ADU development
  - Minneapolis triplex introduction
  - Oregon's 3% projection for middle housing

# What Role for Zoning Code?

Zoning code is part of a team of factors influencing feasibility:

- Building codes
- SDCs
- Public improvements
- Access to financing
- Consumer preferences
- Land availability



# How to Balance Priorities?

- Allowing more variety of housing types
- Creating opportunity for more housing units
- Making regulations more flexible
- Supporting development of less expensive housing
- Providing opportunities for homeownership and rentals
- Addressing compatibility within existing neighborhoods, including parking

# DISCUSSION

- What questions or comments do you have about:
  - Middle housing concepts and requirements?
  - Priorities for implementation?

# ZONING FOR MIDDLE HOUSING IN NEWBERG

# Middle Housing in Newberg

- What will these new housing types look like?
- What are implementation priorities:
  - For feasibility of building these types?
  - For integration with surrounding neighborhood?

# Duplex Concepts

- Essentially, regulate as SFDDs:
  - Permitted use
  - Minimum lot sizes
  - Maximum lot coverage
  - Dimensional standards
  - Design standards
- Up to 1 parking space per unit, total of 2 spaces per duplex

# New and Old Duplexes



# Corner Duplex



# Side-by-Side Attached Duplex (Split Driveway)

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# Side-by-Side Attached Duplex (Shared Driveway)



# Side-by-Side Attached Duplex



# Duplex (No Driveway)



# Detached Duplex



# Row of New Duplexes



# DUPLEX DISCUSSION

- What questions or comments do you have about duplexes?

# Triplex & Quadplex Concepts

- Allow in residential zones
- Same minimum lot sizes as SFDDs, other dimensional standards
- Clear & objective design standards
- Up to 1 parking space per unit, total of 3-4 spaces

# New Triplex



# New Triplex





**New Triplex: Front**

**New Triplex: Back,  
with Parking**



# Quadplex: Multiple Entrances



# New Quadplex: Infill



# New Quadplex: New Neighborhood



# PLEX DISCUSSION

- What questions or comments do you have about triplexes and quadplexes?

# Townhouse Concepts

- Allow in residential zones
- Scale lot sizes and dimensions for attached units (1,500 SF minimum lot)
- Clear & objective design standards
- Up to 1 parking space per unit

# Two-Unit Townhouse



# Townhouses: Similar Detailing

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# Townhouse Row: Similar Massing



# Townhouse Row: No Garages



# Four-Unit Townhouse



# Four-Unit Townhouse

© 2019



# Four-Unit Townhouse: Alternative Roofline

© 2020



# Four-Unit Townhouse: Alternative Massing



# TOWNHOUSE DISCUSSION

- What questions or comments do you have about townhouses?

# Cottage Cluster Concepts

- Allow in residential zones
- 7,000 SF minimum site
- 4 or more small-scale units
- Common courtyard
- Up to 1 parking space per unit

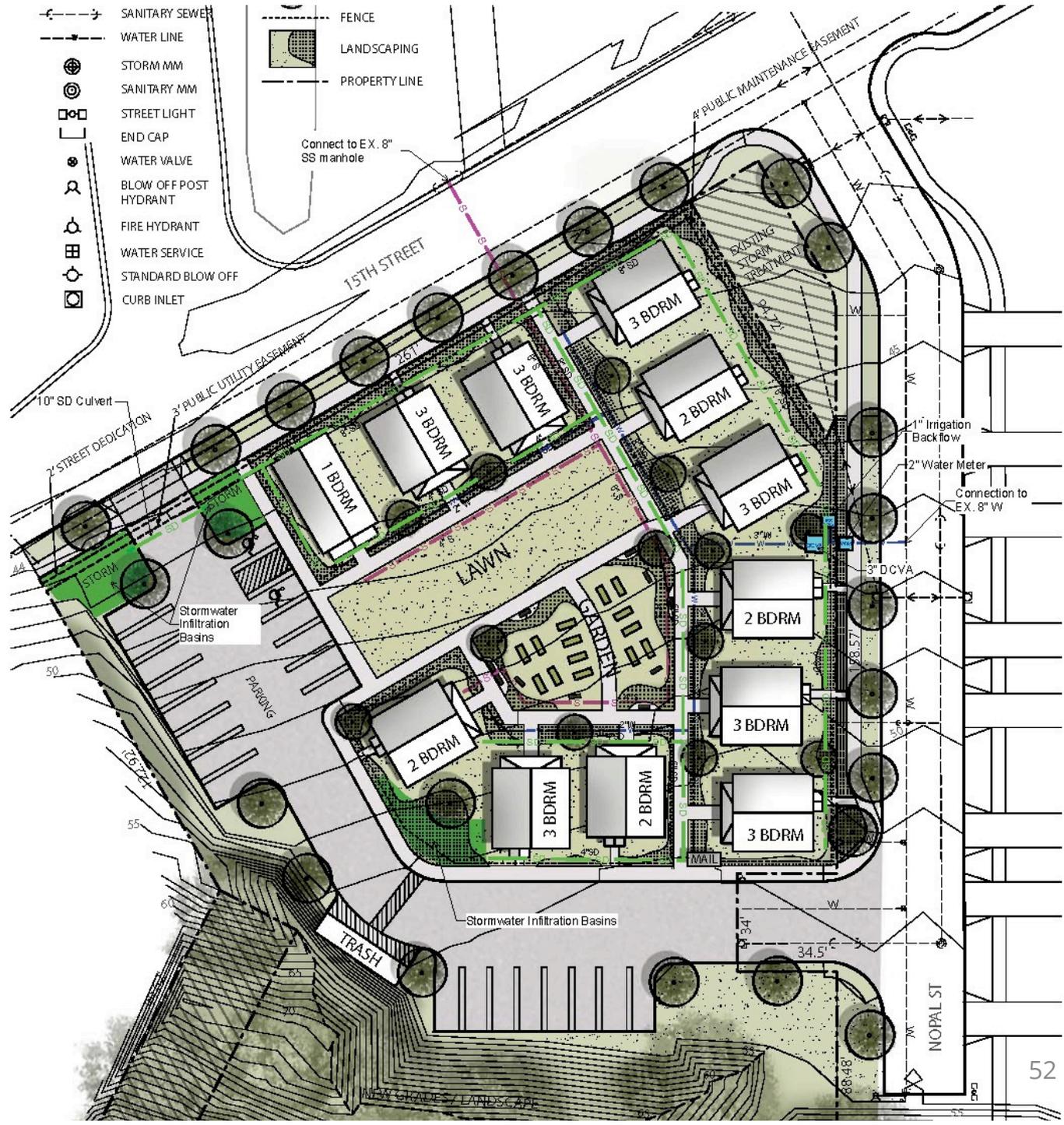
# Cottages



# Cottages



# Cottage Cluster Layout

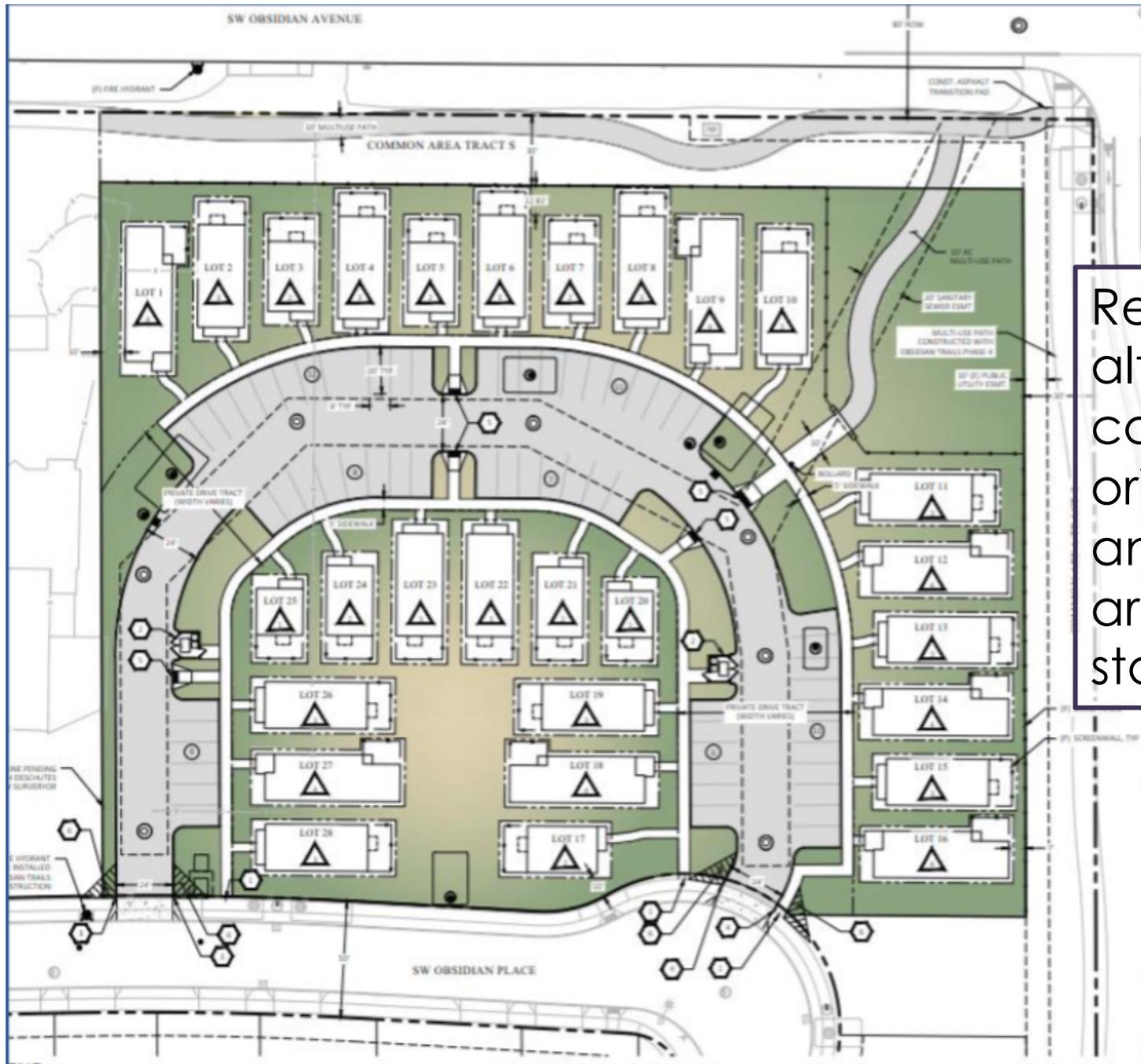


- SANITARY SEWER
- WATER LINE
- STORM MM
- SANITARY MM
- STREET LIGHT
- END CAP
- WATER VALVE
- BLOW OFF POST HYDRANT
- FIRE HYDRANT
- WATER SERVICE
- STANDARD BLOW OFF
- CURB INLET

- FENCE
- LANDSCAPING
- PROPERTY LINE

Connect to EX. 8" SS manhole

NOPAL ST



Requires alternative courtyard orientation and parking arrangement standards

Requires individual garage allowances, changes to courtyard orientation



# COTTAGE DISCUSSION

- What questions or comments do you have about cottage clusters?

# Ways to Comment

- Survey available online:  
[https://www.surveymonkey.com/r/  
NewbergMiddleHousing](https://www.surveymonkey.com/r/NewbergMiddleHousing)
- Additional comments by email to:  
[Doug.Rux@newbergoregon.gov](mailto:Doug.Rux@newbergoregon.gov)

# Ways to Stay Engaged

- Advisory Committee meeting:  
January 20, 2021
- Public Meeting in February 2021

***Thank you!***